

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department - Bhimavaram Municipality - Change of land use from Special Industrial use and Green Belt to Residential use in R.S.No.49/2, 35th Ward, Suryanarayananapuram, Bhimavaram – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 71

Dated:07.04.2015

Read the following:-

1. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.3201/08/R, Dated:30.06.2011.
2. Government Memo No.17636/H1/2011, MA&UD (H1) Department, Dated:11.07.2014.
3. From the Commissioner of Industries, Hyderabad, Lr.No.29/1/ 2012/12427, Dated:25.03.2014
3. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.3201/ 2008/R, Dated:24.07.2014.
4. Government Memo No.17636/H1/2011, MA&UD (H1) Department, Dated:05.09.2014.
5. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.3201/2008 /R, Dated:24.10.2014.
6. Government Memo.No.11411/I2/2011, MA&UD (I1) Department, Dated:30.06.2012.
7. Government Memo No.17636/H1/2011, MA&UD (H1) Department, Dated:05.11.2014.
8. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.3201/ 2008/R2, Dated:04.02.2015.
9. Andhra Pradesh Gazette No.414, Dated:15.11.2014.

ORDER:

The draft variation to the land envisaged in Bhimavaram General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.414, Part-I, Dt:15.11.2014. The Director of Town & Country Planning, Hyderabad in the reference 5th read above informed that the applicant has paid an amount of Rs.30,116/- towards development / conversion charges and in the reference 8th read above the Director of Town & Country Planning has also informed that, the Commissioner, Bhimavaram Municipality, West Godavari District has published the draft variation notification in both English and Telugu daily Newspapers. On publication of notification, no suggestions/ objections received from the public. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Bhimavaram Municipality, West Godavari District.

(P.T.O.)

Copy to:

The individual through the Municipal Commissioner, Bhimavaram Municipality.
The District Collector, West Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

The following variation to the land use envisaged in the General Town Planning Scheme, the Master Plan of Bhimavaram Town which was sanctioned in G.O.Ms.No.951, MA, dt:27.01.1987, is proposed to make in exercise of the powers conferred by clause under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of the said section.

VARIATION

The site falling in S.No.49/2P, Ward No.35 of Bhimavaram Town to an extent of 0.86 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Special Industrial Use & Green Belt use in the General Town Planning Scheme (Master Plan) of Bhimavaram sanctioned in G.O.Ms.No.951, M.A, Dated:27.01.1987 is now designated for residential use by variation of change of land use, as there is residential development on Eastern and southern side of the proposed site, subject to provision of sufficient buffer as per G.O.Ms.No.168, MA&UD, Dt:07.04.2012 along the water body on Northern and Western sides, as marked A to E in the revised part proposed land use Map in GTP.No.21/2014/R, available in Bhimavaram Municipal Office, **subject to the following conditions; namely:-**

1. The applicant shall take prior technical approval from the competent authority for future development.
2. The applicant shall pay necessary conversion/ development charges to the Bhimavaram Municipality.
3. The applicant shall hand over the land affected as shown in the Master Plan i.e., 264.74 Sq.Mts to the Bhimavaram Municipality at free of cost through Registered gift deed.
4. The applicant shall provide a sufficient buffer as per G.O.Ms.No.168, MA&UD, Dt:07.04.2012 along the water body on Northern and Western sides.
5. The field bodi should not be encroached or disturbed by them.
6. The applicant should not disturb the flow condition of the bodi
7. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
8. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
9. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

10. The change of land use shall not be used as the proof of any title of the land.
11. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 6.10 M wide P.W.D. road along with Rayalam murugu drain.

East : Approved L.P.No.117/92/R

South : Existing 6.10 M wide road to be widened to 12.20 mts as per the Master Plan.

West : Existing abonded bodhi.

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER